

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

APRIL 19, 2006
SPECIAL MEETING
5:30 P.M.

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance to the Flag of the United States of America
- D. Roll Call to Determine the Presence of a Quorum
- E. Declarations of Disqualification
- F. Recessed Meeting of April 5, 2006

UNFINISHED BUSINESS

1. RC2501629; Reclassification – Mid-Atlantic - A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District on Assessor's Parcel 19-71 consisting of 11.87 acres, located on the north side of Garrisonville Road at the intersection with Shelton Shop Road within the Rock Hill Election District. The Comprehensive Plan recommends the property for Urban Commercial and Suburban Residential uses. The Urban Commercial designation would allow development of Commercial Retail and Office uses and the Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. **(Continued to April 19, 2006 Meeting) (Time Limit: May 23, 2006)**
2. CUP2501630; Conditional Use Permit – Mid-Atlantic - A request for a conditional use permit to allow vehicle fuel sales with convenience store and two drive-through facilities in the Highway Corridor Overlay Zoning District on Assessor's Parcel 19-71 consisting of 11.87 acres, located on the north side of Garrisonville Road at the intersection with Shelton Shop Road within the Rock Hill Election District. **(Continued to April 19, 2006 Meeting) (Time Limit: May 23, 2006)**
3. RC2501259; Reclassification – Widewater Heights - A proposed reclassification from R-4, Manufactured Home Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 13-37 consisting of 12.18 acres, located on the south side of Telegraph Road approximately 1,000 feet east of Jefferson Davis Highway within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Urban Commercial and Light Industrial uses. The Urban Commercial designation would allow development of commercial retail and office uses and the Light Industrial designation would allow light industrial, light manufacturing and office uses. **(Deferred to April 26, 2006 Regular Meeting)**

4. SUB2501328; Ellison Estates Section 2, Preliminary Subdivision Plan - A preliminary subdivision plan for 7 single family residential lots, zoned A-2, consisting of 9.97 acres, located at the north end of proposed Ellison Court and approximately 1,100 feet west of Jefferson Davis Highway and 1,300 feet north of American Legion Road on Assessor's Parcel 38-45H, within the Aquia Election District. **(Time Limit: May 24, 2006) (Deferred to May 17, 2006 Regular Meeting)**

NEW BUSINESS

1. SUB2501228; Ruby Glen, Preliminary Subdivision Plan - A preliminary subdivision plan for 19 single family residential lots, zoned A-1, consisting of 64.79 acres, located on the east side of Sandy Ridge Road approximately 500 feet north of Sandy Ridge Court on Assessor's Parcels 56-90, 56-91B and a portion of 56-95B, within the George Washington Election District. **(Time Limit: April 24, 2006)**
2. PAE2600236: Sherwood Farm, Section 1, Private Access Easement – A private access easement to serve 2 lots on 540.90 acres located on the east side of Kings Highway, south of Forest Lane Road on Assessors Parcel 59-71 zoned A-1, Agricultural, within the George Washington Election District. **(Time Limit: June 4, 2006)**

ADJOURNMENT

CALL TO ORDER MEETING OF APRIL 19, 2006

PUBLIC HEARINGS:

3. [Amendment to Zoning Ordinance](#) - Proposed amendments to Article IV, Planned Development and Overlay District Regulations, to create Section 28-65, Water Resource Protection Overlay District, of the Stafford County Zoning Ordinance, pursuant to O06-15.

MINUTES:

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT